

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- May 18, 1966

Appeal No. 8748 Katherine D'Andelet, appellant

The Zoning Administrator of the District of Columbia, Appellee

On motion duly made, seconded and unanimously carried, the following Order was entered by the Board at its meeting on May 31, 1966.

EFFECTIVE DATE: July 28, 1966

ORDERED:

That the appeal for permission to change a nonconforming use from office and sales of furniture to a warehouse not exceeding 2500 sq. feet for storage of bakery products at 2408 Douglas Street, N.E., part of lot 818, Square 4284, be granted, *conditionally*

From the record and the evidence adduced at the public hearing, the Board finds the following facts:

- (1) Appellant's property is located in an R-1-B District.
- (2) The subject property is a one-story brick building with show windows in front, located in the rear yard of dwelling facing on 24th Street. It adjoins C-M-1 property across a public alley and faces C-M-1 property across Douglas Street.
- (3) Appellant proposes to use the premises for the storage of bakery products. No products would be sold on the premises. The products would be left on the premises in sealed boxes and picked up by small trucks which would deliver the bakery goods to retail establishments.
- (4) Appellant states that the building was erected around 1930 and has no other usefulness than what is being proposed.
- (5) Across the alley from the proposed storage for baked goods is a two-story printing plant.
- (6) No opposition was registered at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that the granting of this appeal will have no adverse affect upon the nearby residential property. The size and location of this building precludes its use for residential purposes and the proposed use is held to be a reasonable use of the subject premises. Further, the proposed use has not incurred any objection

from the owners of nearby and adjoining property. We believe that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

This Order shall be subject to the following conditions:

1. No neon or gas tube displays shall be located on the outside of the building, nor shall any such displays, if located inside the building, be visible from the outside of the structure.
2. No products shall be sold on the premises.